

# ***LUNENBURG PLANNING BOARD TOWN OF LUNENBURG***

Damon McQuaid, Chair  
Matthew Allison, Vice Chair  
Kenneth Chenis, Clerk  
Gregory Bittner, Mbr.  
David Prokowiew, Mbr.



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Adam R. Burney  
Land Use Director

Minutes  
October 26, 2015

Meeting Posted: Yes  
Place: Town Hall, 17 Main Street, Lunenburg, MA  
Time: 6:30 PM  
Present: Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney  
Absent: Damon McQuaid, Matthew Allison

**ANR: 175 Northfield Road-** Plan presented by Ed Boucher on behalf of Ashoryn LLC. A 10-lot ANR Plan was presented and endorsed by the Board in July 2015. That plan was not recorded at the Registry of Deeds. Due to wetlands, a new 9-lot plan is being presented. A. Burney noted that the owner will be coming before the Board for both a stormwater permit and a scenic road public hearing. Board endorsed the ANR Plan.

**PUBLIC HEARING: 274 Prospect Street (cont'd)-** At the written request of the developer's project engineer, Whitman & Bingham Associates, the Board voted to grant a continuance to December 14, 2015, 6:35 PM, Town Hall. Motion made, G. Bittner, Second, D. Prokowiew. Roll Call Vote- G. Bittner, aye; D. Prokowiew, aye; K. Chenis, aye.

**Minutes Approval:** All minutes, 9/28/15, 9/28/15- 339 Electric Avenue, and 9/28/15- Prospect Street Hearing tabled due to lack of quorum and K. Chenis' absence at the 9/28 meeting/hearing.

## **COMMITTEE REPORTS:**

**Building Reuse Committee-** no report

**Capital Planning Committee-** no report

**Agricultural Commission-** no report

**MJTC-** Meeting cancelled. Next meeting in November.

**MRPC-** Meeting scheduled for October 27<sup>th</sup>.

**Open Space Ad Hoc Committee-** No meeting scheduled

**School Building Committee-** Met October 14<sup>th</sup>. Discussed discretionary wish list. There is \$4.2M remaining in the contingency fund. One item under discussion was demolition of the Passios and asbestos abatement. Building 61% complete.

**Green Community Task Force (GCTF)-** No meeting scheduled.

## **DEVELOPMENT STATUS REPORTS:**

**Definitive Subdivision, 50 Elmwood Road-** Developer has closed on Lot 5. Starting framing on Lot 6. Rough wiring on Lot 2. K. Chenis noted paving took place from the apple orchard to the subdivision entrance and inquired if, once the subdivision was completed, the paving would continue to Massachusetts Avenue. A. Burney will check with the DPW Director.

**Tri Town Landing-** Work continues; individual unit painting, drywall taping, setting furnaces, siding.

**274 Prospect Street-** Hearing continued to December 14, 2015.

## **DIRECTOR'S ITEMS:**

**Annual Town Meeting, May 2, 2015-** Received notification from the office of the Attorney General that all Articles were approved. The Village Center District zoning bylaw will go into effect on January 1, 2016. The Architectural Preservation District general bylaw will go into effect when the 90-day posting expires.

**Special Town Meeting, November 16, 2015-** Noted – 7:00 PM, Lunenburg High School.

**238 Fire Road 16, Determination of Buildable Lot-** Due to lack of quorum for a vote, i.e., three members present but one member recused due to conflict of interest, tabled to November 9<sup>th</sup>. A. Burney noted to Board members that George Sullivan, surveyor for the site, extended an offer to accompany any of the Board members on a site visit.

K. Chenis, Acting Chair, opened the floor up for public comments prior to Board bylaw discussion.

Jill Normandin, developer of 36 and 38 Kimball Street- Opined there should be provisions for an architectural review on all major projects to ensure a project meets the “character” of the neighborhood. Board discussion ensued. A. Burney noted that under the Protective Bylaw the Board has authority to review the style of a building. There was discussion as to the possibility of a design handbook for architects. It was noted that having design guidelines per districts does not necessarily work, e.g., the style of a house in the Goodrich Street neighborhood would not necessarily look appropriate in the Kimball Street neighborhood even though both locations are residential zoning.

**Bylaw Updates-** Board reviewed the first draft of Off-Street Parking Design Standards. There was discussion, including but not limited to, adding clarity to B.3. by noting driveway frontage must be in the district the building is in, in C. Setbacks including wording for shared driveways, D.1. Screening for Parking edited for clarity to replace “districts” with “mixed and residential uses”.

**NOTICES & COMMUNICATIONS:** Noted

**MEETING SCHEDULE:**

November 9, Highfield Village Public Hearing

November 16, Special Town Meeting, 7:00 PM, Lunenburg High School

November 23, 1 Main Street Information Meeting for site plan review and 175 Northfield Road Scenic Road Hearing

**ADJOURNMENT:** 8:20 PM

Documents used at meeting:

Off-Street Parking Design Standards DRAFT

ANR Plan, Oak Avenue and Northfield Road